

Wentbridge, Witherwack, Sunderland £119,950











Occupying a pleasant position within this popular residential development, this modern two bedroom mid terraced home offers well-proportioned, easy-to-maintain accommodation, perfect for first-time buyers, young couples and those looking to downsize.

The accommodation comprises a reception hall with ground floor WC, a fitted kitchen and a comfortable living room with French doors leading out to a rear garden. To the first floor are two double bedrooms and a family bathroom.

Benefitting from gas central heating and UPVC double glazing, the property offers excellent potential for purchasers to add their own personal touches and is ideally placed for the coast, Sea Road shopping centre in Fulwell, Sunderland City Centre and the A19.

Available with no upward chain, this appealing home offers an excellent opportunity for a wide range of purchasers, and early internal inspection is highly recommended!

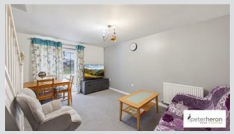
MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door into

Reception Hall
Storage cupboard, doors to lounge and cloakroom/wc. Open plan into kitchen

Lounge/Diner





Double glazed UPVC French patio doors to the rear. 2x radiators and stairs to the first floor.

Kitchen






Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with gas hobs and extractor hood. Space for washing machine and fridge freezer. Double glazed window to the front.

Cloakroom/WC



Low level wc, hand wash basin. Radiator and double glazed window to the front.

First Floor Landing



Landing with access point to loft and doors to

Bedroom 1




2x double glazed windows to the front and a radiator.

Bedroom 2




Double glazed window to rear, radiator and storage cupboard.

Bathroom



Bath with shower over, low level wc and hand wash basin. Radiator.

MAIN ROOMS AND DIMENSIONS

Outside



Paved pathway to the rear with wooden gate leading to a driveway providing off street parking.

Tenure FH
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

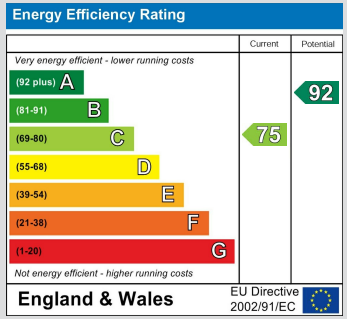
Council TaxBand
The Council Tax is Band A.

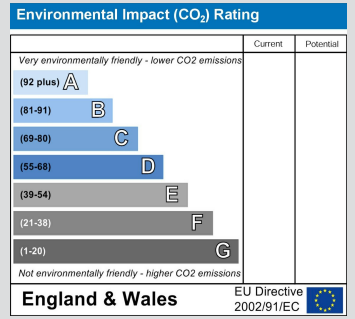
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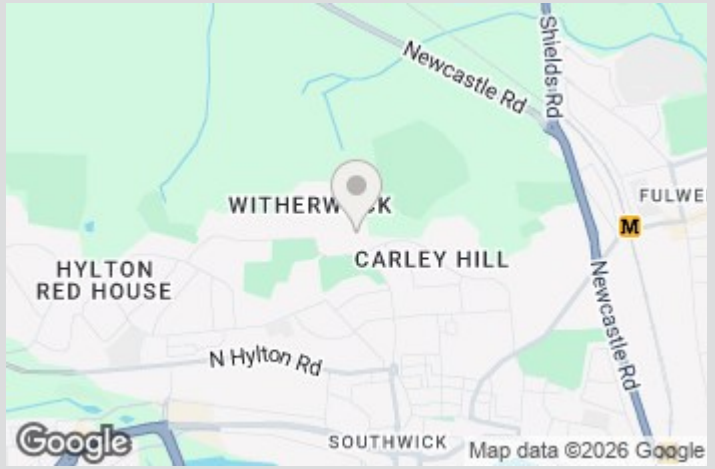
Viewings Srd
To arrange an appointment to view this property contact our Sea Road branch on .

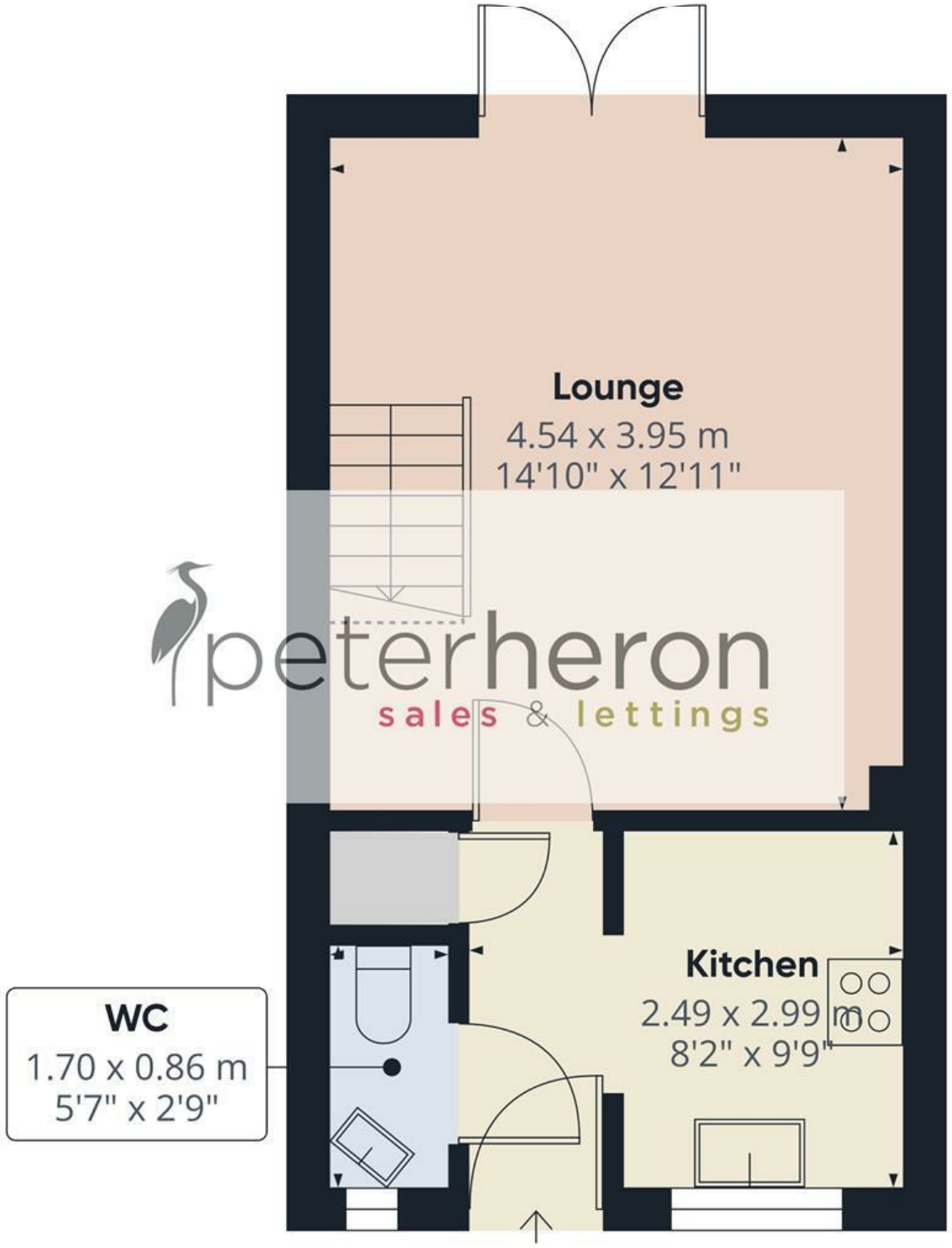
Opening Times
Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.









Ground Floor

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Approximate total area(1)

27.5 m²

296 ft²

Reduced headroom

1.1 m²

12 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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